

Miami-Dade County Local Residential Market Metrics - Q3 2025

Townhouses and Condos

Municipalities and Census-Designated Places*



Name of County, Municipality, or CDP*	Closed Sales	Y/Y % Chg.	Closed Sales Paid in Cash	Y/Y % Chg.	Median Sale Price	Y/Y % Chg.	Average Sale Price	Y/Y % Chg.
Miami-Dade County	2,728	-10.1%	1,304	-3.8%	\$410,000	-2.4%	\$777,326	14.1%
Aventura (City)	164	-12.8%	100	-13.8%	\$474,375	-6.5%	\$726,107	-0.4%
Bal Harbour (Village)	21	0.0%	18	-10.0%	\$2,512,500	106.8%	\$4,135,833	66.7%
Bay Harbor Islands (Town)	25	8.7%	16	23.1%	\$510,000	-40.0%	\$724,560	-52.7%
Biscayne Park (Village)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Brownsville (CDP)	0	-100.0%	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Coral Gables (City)	56	5.7%	32	18.5%	\$525,000	-13.2%	\$810,849	9.0%
Coral Terrace (CDP)	1	N/A	0	N/A	\$330,000	N/A	\$330,000	N/A
Country Club (CDP)	42	-41.7%	18	-47.1%	\$326,500	8.8%	\$317,664	1.1%
Country Walk (CDP)	12	300.0%	4	300.0%	\$370,000	-28.5%	\$395,375	-18.9%
Cutler Bay (Town)	35	12.9%	9	28.6%	\$415,000	13.7%	\$379,571	7.7%
Doral (City)	126	-17.6%	47	-4.1%	\$500,000	-3.8%	\$505,898	-1.4%
El Portal (Village)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Fisher Island (CDP)	2	-66.7%	2	-60.0%	\$11,245,250	35.3%	\$11,245,250	48.5%
Florida City (City)	50	72.4%	1	-50.0%	\$389,990	-2.3%	\$382,081	4.4%
Fountainebleau (CDP)	95	11.8%	43	10.3%	\$265,000	-15.9%	\$285,674	-12.1%
Gladeview (CDP)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Glenvar Heights (CDP)	40	21.2%	17	21.4%	\$396,250	4.3%	\$401,287	-5.8%
Golden Beach (Town)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Golden Glades (CDP)	10	-28.6%	10	-23.1%	\$73,000	-46.3%	\$102,850	-25.7%
Goulds (CDP)	3	-80.0%	1	N/A	\$370,000	-29.5%	\$376,667	-26.7%
Hialeah (City)	119	3.5%	46	9.5%	\$265,000	-7.3%	\$311,439	-5.8%
Hialeah Gardens (City)	10	-47.4%	3	-57.1%	\$305,000	11.9%	\$315,200	16.4%
Homestead (City)	111	-29.7%	23	-4.2%	\$347,000	0.6%	\$328,484	-1.4%
Indian Creek (Village)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Ives Estates (CDP)	44	-10.2%	18	38.5%	\$245,000	-16.9%	\$294,932	-11.7%
Kendale Lakes (CDP)	63	-12.5%	18	38.5%	\$296,516	-20.9%	\$332,711	-11.0%
Kendall (CDP)	99	-11.6%	38	8.6%	\$390,000	17.6%	\$389,571	5.8%
Kendall West (CDP)	35	-7.9%	13	-13.3%	\$298,900	3.1%	\$323,412	5.3%
Key Biscayne (Village)	41	5.1%	25	-10.7%	\$1,272,000	14.9%	\$1,730,226	2.7%
Leisure City (CDP)	1	-96.3%	1	N/A	\$163,000	-63.6%	\$163,000	-59.7%
Medley (Town)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Miami (City)	573	-7.1%	290	-7.6%	\$580,000	-5.7%	\$912,222	-5.7%
Miami Beach (City)	322	0.3%	229	17.4%	\$485,000	16.9%	\$1,167,575	36.3%
Miami Gardens (City)	30	-31.8%	4	-63.6%	\$325,000	1.6%	\$318,980	7.7%
Miami Lakes (Town)	28	16.7%	9	0.0%	\$472,500	9.6%	\$431,118	-2.7%

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Name of County, Municipality, or CDP*	Closed Sales	Y/Y % Chg.	Closed Sales Paid in Cash	Y/Y % Chg.	Median Sale Price	Y/Y % Chg.	Average Sale Price	Y/Y % Chg.
Miami Shores (Village)	8	60.0%	4	300.0%	\$268,750	-16.0%	\$323,438	-7.0%
Miami Springs (City)	0	-100.0%	0	-100.0%	(No Sales)	N/A	(No Sales)	N/A
Naranja (CDP)	16	-15.8%	2	-50.0%	\$360,000	-10.2%	\$370,494	5.6%
North Bay Village (City)	26	13.0%	10	-9.1%	\$497,500	24.4%	\$482,923	4.0%
North Miami (City)	33	-25.0%	25	-7.4%	\$195,000	0.0%	\$244,227	-3.3%
North Miami Beach (City)	21	-46.2%	11	-54.2%	\$230,000	-25.8%	\$485,852	-10.4%
Ojus (CDP)	34	-19.0%	15	-46.4%	\$185,000	3.6%	\$197,394	3.1%
Olympia Heights (CDP)	1	0.0%	1	N/A	\$205,000	0.0%	\$205,000	0.0%
Opa-locka (City)	2	100.0%	1	0.0%	\$307,500	-9.6%	\$307,500	-9.6%
Palm Springs North (CDP)	0	-100.0%	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Palmetto Bay (Village)	2	-50.0%	1	-50.0%	\$247,500	15.1%	\$247,500	7.7%
Palmetto Estates (CDP)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Pinecrest (Village)	6	-25.0%	4	100.0%	\$642,500	-38.3%	\$762,500	-27.4%
Pinewood (CDP)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Princeton (CDP)	30	-54.5%	3	0.0%	\$420,000	-4.1%	\$427,070	-2.4%
Richmond Heights (CDP)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Richmond West (CDP)	8	33.3%	1	N/A	\$412,500	-14.1%	\$416,475	-15.5%
South Miami (City)	8	33.3%	5	66.7%	\$366,500	-16.7%	\$346,613	-20.2%
South Miami Heights (CDP)	6	-14.3%	1	-66.7%	\$175,000	-27.1%	\$201,833	-24.1%
Sunny Isles Beach (City)	139	6.1%	99	16.5%	\$695,000	2.2%	\$1,816,865	32.8%
Sunset (CDP)	8	100.0%	5	66.7%	\$297,000	16.5%	\$328,625	32.5%
Surfside (Town)	25	108.3%	20	150.0%	\$1,055,000	43.1%	\$5,093,450	29.1%
Sweetwater (City)	4	-60.0%	2	-33.3%	\$389,500	20.2%	\$367,250	10.5%
Tamiami (CDP)	22	-15.4%	4	-69.2%	\$414,028	25.5%	\$375,321	12.1%
The Crossings (CDP)	39	56.0%	9	-25.0%	\$425,000	0.7%	\$407,473	-1.2%
The Hammocks (CDP)	42	-4.5%	7	-50.0%	\$417,500	13.6%	\$408,226	5.9%
Three Lakes (CDP)	15	-34.8%	4	N/A	\$495,500	-2.8%	\$469,933	-7.9%
University Park (CDP)	6	-25.0%	2	-50.0%	\$327,500	-2.2%	\$360,667	7.3%
Virginia Gardens (Village)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
West Little River (CDP)	3	0.0%	3	0.0%	\$160,000	-28.9%	\$168,333	-28.4%
West Miami (City)	1	N/A	0	N/A	\$675,000	N/A	\$675,000	N/A
West Perrine (CDP)	2	-66.7%	2	-33.3%	\$264,000	-5.4%	\$264,000	-13.9%
Westchester (CDP)	4	-63.6%	1	-80.0%	\$247,500	-38.1%	\$251,250	-42.9%
Westview (CDP)	1	-90.9%	1	0.0%	\$500,000	-1.7%	\$500,000	10.5%
Westwood Lakes (CDP)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A

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Municipalities and Census-Designated Places*



Name of County, Municipality, or CDP*	Dollar Volume	Y/Y % Chg.	Pct. of Orig. List Price Received	Y/Y % Chg.	Median Time to Contract	Y/Y % Chg.	New Listings	Y/Y % Chg.
Miami-Dade County	\$2.1 Billion	2.6%	92.7%	-2.3%	72 Days	33.3%	5,886	-8.5%
Aventura (City)	\$119.1 Million	-13.1%	88.0%	-2.2%	104 Days	-2.8%	477	-19.8%
Bal Harbour (Village)	\$86.9 Million	66.7%	88.8%	0.5%	87 Days	-9.4%	53	17.8%
Bay Harbor Islands (Town)	\$18.1 Million	-48.6%	90.7%	1.2%	122 Days	190.5%	64	-14.7%
Biscayne Park (Village)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Brownsville (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	5	400.0%
Coral Gables (City)	\$45.4 Million	15.1%	95.0%	0.7%	49 Days	28.9%	82	-14.6%
Coral Terrace (CDP)	\$330,000	N/A	87.1%	N/A	36 Days	N/A	0	N/A
Country Club (CDP)	\$13.3 Million	-41.0%	96.2%	0.3%	62 Days	34.8%	93	-10.6%
Country Walk (CDP)	\$4.7 Million	224.4%	93.2%	-3.6%	62 Days	59.0%	9	0.0%
Cutler Bay (Town)	\$13.3 Million	21.6%	94.3%	-4.7%	50 Days	92.3%	51	37.8%
Doral (City)	\$63.7 Million	-18.8%	94.7%	-1.3%	62 Days	14.8%	205	-23.2%
El Portal (Village)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Fisher Island (CDP)	\$22.5 Million	-50.5%	87.8%	-4.3%	261 Days	196.6%	9	12.5%
Florida City (City)	\$19.1 Million	79.9%	97.4%	0.5%	54 Days	25.6%	90	109.3%
Fountainebleau (CDP)	\$27.1 Million	-1.7%	92.9%	-2.9%	75 Days	92.3%	115	-22.3%
Gladeview (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	3	N/A
Glenvar Heights (CDP)	\$16.1 Million	14.2%	95.6%	-0.4%	50 Days	31.6%	54	3.8%
Golden Beach (Town)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Golden Glades (CDP)	\$1.0 Million	-47.0%	90.7%	-2.6%	108 Days	100.0%	40	37.9%
Goulds (CDP)	\$1.1 Million	-85.3%	84.1%	-14.7%	50 Days	257.1%	21	-63.8%
Hialeah (City)	\$37.1 Million	-2.5%	94.7%	-0.6%	61 Days	45.2%	209	-22.0%
Hialeah Gardens (City)	\$3.2 Million	-38.8%	92.4%	-2.5%	49 Days	2.1%	17	-43.3%
Homestead (City)	\$36.5 Million	-30.8%	95.3%	-2.5%	65 Days	91.2%	255	-0.8%
Indian Creek (Village)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Ives Estates (CDP)	\$13.0 Million	-20.7%	92.4%	-3.3%	82 Days	60.8%	80	-26.6%
Kendale Lakes (CDP)	\$21.0 Million	-22.1%	93.8%	-3.0%	59 Days	103.4%	87	-29.8%
Kendall (CDP)	\$38.6 Million	-6.5%	94.8%	-1.7%	42 Days	35.5%	169	-10.1%
Kendall West (CDP)	\$11.3 Million	-3.0%	95.0%	-1.5%	43 Days	22.9%	65	-18.8%
Key Biscayne (Village)	\$70.9 Million	7.9%	91.2%	-1.6%	63 Days	-13.7%	60	5.3%
Leisure City (CDP)	\$163,000	-98.5%	88.1%	-11.9%	40 Days	300.0%	9	-55.0%
Medley (Town)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Miami (City)	\$522.7 Million	-12.4%	92.1%	-2.0%	81 Days	17.4%	1,459	-0.7%
Miami Beach (City)	\$376.0 Million	36.7%	90.7%	-1.8%	95 Days	23.4%	768	-3.0%
Miami Gardens (City)	\$9.6 Million	-26.5%	94.4%	-2.8%	74 Days	60.9%	70	7.7%
Miami Lakes (Town)	\$12.1 Million	13.5%	95.6%	-2.4%	51 Days	183.3%	34	-15.0%

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Miami Shores (Village)	\$2.6 Million	48.9%	88.7%	1.0%	52 Days	-70.1%	7	40.0%
Miami Springs (City)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	3	0.0%
Naranja (CDP)	\$5.9 Million	-11.1%	92.6%	-5.1%	97 Days	19.8%	25	4.2%
North Bay Village (City)	\$12.6 Million	17.6%	89.2%	-4.6%	135 Days	159.6%	33	-57.1%
North Miami (City)	\$8.1 Million	-27.5%	88.3%	-6.2%	59 Days	-18.1%	96	-23.2%
North Miami Beach (City)	\$10.2 Million	-51.7%	88.1%	-6.5%	128 Days	45.5%	95	-25.8%
Ojus (CDP)	\$6.7 Million	-16.5%	94.2%	-0.1%	99 Days	76.8%	83	-17.0%
Olympia Heights (CDP)	\$205,000	0.0%	98.6%	4.3%	238 Days	100.0%	1	0.0%
Opa-locka (City)	\$615,000	80.9%	98.3%	-1.7%	72 Days	800.0%	3	-50.0%
Palm Springs North (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	-100.0%
Palmetto Bay (Village)	\$495,000	-46.1%	96.0%	1.7%	143 Days	81.0%	9	-25.0%
Palmetto Estates (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	1	-50.0%
Pinecrest (Village)	\$4.6 Million	-45.5%	91.9%	-4.7%	142 Days	735.3%	16	-15.8%
Pinewood (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	-100.0%
Princeton (CDP)	\$12.8 Million	-55.6%	94.0%	-4.2%	70 Days	125.8%	91	16.7%
Richmond Heights (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Richmond West (CDP)	\$3.3 Million	12.6%	95.5%	-1.6%	53 Days	278.6%	16	-23.8%
South Miami (City)	\$2.8 Million	6.4%	96.5%	1.2%	33 Days	-17.5%	16	14.3%
South Miami Heights (CDP)	\$1.2 Million	-34.9%	96.6%	0.6%	25 Days	177.8%	13	-50.0%
Sunny Isles Beach (City)	\$252.5 Million	40.9%	90.0%	-2.6%	101 Days	17.4%	380	-9.7%
Sunset (CDP)	\$2.6 Million	165.0%	95.0%	4.3%	49 Days	122.7%	4	-50.0%
Surfside (Town)	\$127.3 Million	168.9%	86.1%	-8.0%	165 Days	70.1%	38	-17.4%
Sweetwater (City)	\$1.5 Million	-55.8%	94.0%	2.2%	73 Days	87.2%	8	-33.3%
Tamiami (CDP)	\$8.3 Million	-5.2%	93.2%	-0.6%	63 Days	133.3%	41	-21.2%
The Crossings (CDP)	\$15.9 Million	54.1%	95.5%	-3.0%	42 Days	35.5%	43	7.5%
The Hammocks (CDP)	\$17.1 Million	1.1%	95.4%	-1.4%	59 Days	96.7%	71	24.6%
Three Lakes (CDP)	\$7.0 Million	-39.9%	94.9%	-3.3%	59 Days	126.9%	19	-69.4%
University Park (CDP)	\$2.2 Million	-19.6%	97.8%	1.8%	15 Days	-55.9%	15	15.4%
Virginia Gardens (Village)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	1	0.0%
West Little River (CDP)	\$504,999	-28.4%	92.0%	-1.7%	23 Days	-89.9%	22	450.0%
West Miami (City)	\$675,000	N/A	90.6%	N/A	72 Days	N/A	0	-100.0%
West Perrine (CDP)	\$528,000	-71.3%	86.1%	-11.8%	177 Days	321.4%	2	-33.3%
Westchester (CDP)	\$1.0 Million	-79.2%	89.4%	2.6%	41 Days	355.6%	3	-66.7%
Westview (CDP)	\$500,000	-90.0%	93.5%	-3.6%	133 Days	303.0%	11	37.5%
Westwood Lakes (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A

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Miami-Dade County	3,036	-3.4%	1,535	-0.4%	12,620	19.8%	14.0	38.6%
Aventura (City)	170	-11.0%	83	-15.3%	1,279	12.2%	21.6	43.0%
Bal Harbour (Village)	20	-9.1%	12	9.1%	148	21.3%	18.1	16.0%
Bay Harbor Islands (Town)	31	40.9%	25	19.0%	159	21.4%	21.4	37.2%
Biscayne Park (Village)	0	N/A	0	N/A	0	N/A	0.0	N/A
Brownsville (CDP)	0	-100.0%	0	N/A	5	N/A	0.0	N/A
Coral Gables (City)	66	26.9%	33	65.0%	154	4.1%	7.7	-1.3%
Coral Terrace (CDP)	0	N/A	0	N/A	1	N/A	6.0	N/A
Country Club (CDP)	57	-16.2%	35	9.4%	120	10.1%	7.8	36.8%
Country Walk (CDP)	9	28.6%	4	0.0%	6	100.0%	2.4	26.3%
Cutler Bay (Town)	29	-3.3%	13	-23.5%	78	143.8%	8.9	187.1%
Doral (City)	146	-12.0%	59	-21.3%	389	11.1%	9.1	28.2%
El Portal (Village)	0	N/A	0	N/A	0	N/A	0.0	N/A
Fisher Island (CDP)	2	0.0%	1	-50.0%	35	-2.8%	17.5	-2.8%
Florida City (City)	55	57.1%	42	50.0%	97	115.6%	9.7	110.9%
Fountainebleau (CDP)	98	2.1%	49	6.5%	156	-8.2%	6.2	-3.1%
Gladeview (CDP)	1	N/A	1	N/A	4	N/A	0.0	N/A
Glenvar Heights (CDP)	38	18.8%	15	-25.0%	70	42.9%	6.9	38.0%
Golden Beach (Town)	0	N/A	0	N/A	0	N/A	0.0	N/A
Golden Glades (CDP)	16	-20.0%	6	-50.0%	98	69.0%	29.4	157.9%
Goulds (CDP)	7	-66.7%	6	-45.5%	23	21.1%	8.9	-14.4%
Hialeah (City)	133	-2.9%	58	-20.5%	268	-1.1%	6.7	8.1%
Hialeah Gardens (City)	15	-28.6%	8	-38.5%	15	-34.8%	3.7	-14.0%
Homestead (City)	120	-29.4%	57	-31.3%	405	37.8%	11.7	51.9%
Indian Creek (Village)	0	N/A	0	N/A	0	N/A	0.0	N/A
Ives Estates (CDP)	50	-5.7%	23	-11.5%	171	35.7%	13.8	48.4%
Kendale Lakes (CDP)	67	-23.9%	33	-8.3%	123	19.4%	6.5	41.3%
Kendall (CDP)	124	3.3%	66	57.1%	189	9.9%	5.8	18.4%
Kendall West (CDP)	45	-11.8%	26	0.0%	84	16.7%	6.5	-9.7%
Key Biscayne (Village)	33	0.0%	15	-25.0%	117	10.4%	8.7	17.6%
Leisure City (CDP)	2	-85.7%	3	-25.0%	22	-4.3%	8.2	110.3%
Medley (Town)	0	N/A	0	N/A	0	N/A	0.0	N/A
Miami (City)	637	3.9%	311	6.1%	3,375	23.6%	17.4	42.6%
Miami Beach (City)	360	17.6%	206	21.9%	1,926	18.2%	16.9	34.1%
Miami Gardens (City)	33	-32.7%	22	-8.3%	97	22.8%	9.8	63.3%
Miami Lakes (Town)	29	16.0%	11	-21.4%	46	64.3%	5.2	57.6%

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Miami-Dade County Local Residential Market Metrics - Q3 2025

Townhouses and Condos

Municipalities and Census-Designated Places*



Name of County, Municipality, or CDP*	New Pending Sales	Y/Y % Chg.	Pending Inventory	Y/Y % Chg.	Active Inventory	Y/Y % Chg.	Months Supply of Inventory	Y/Y % Chg.
Miami Shores (Village)	9	28.6%	3	-25.0%	11	-21.4%	4.7	-60.8%
Miami Springs (City)	1	-50.0%	1	0.0%	1	N/A	3.0	N/A
Naranja (CDP)	18	-21.7%	9	50.0%	42	27.3%	9.0	57.9%
North Bay Village (City)	29	3.6%	16	33.3%	124	-10.8%	16.7	34.7%
North Miami (City)	39	-33.9%	21	-43.2%	248	17.5%	19.6	42.0%
North Miami Beach (City)	35	-2.8%	24	0.0%	281	15.6%	28.8	82.3%
Ojus (CDP)	33	-13.2%	22	22.2%	202	27.8%	21.1	66.1%
Olympia Heights (CDP)	0	-100.0%	0	-100.0%	2	N/A	12.0	N/A
Opa-locka (City)	2	0.0%	0	-100.0%	11	57.1%	12.0	29.0%
Palm Springs North (CDP)	0	-100.0%	0	N/A	0	N/A	0.0	N/A
Palmetto Bay (Village)	8	33.3%	4	300.0%	12	-25.0%	5.8	-21.6%
Palmetto Estates (CDP)	2	N/A	1	N/A	0	-100.0%	0.0	-100.0%
Pinecrest (Village)	9	50.0%	4	33.3%	25	25.0%	11.5	76.9%
Pinewood (CDP)	0	N/A	0	-100.0%	0	N/A	0.0	N/A
Princeton (CDP)	30	-58.3%	17	-57.5%	131	54.1%	9.8	84.9%
Richmond Heights (CDP)	0	N/A	0	N/A	0	N/A	0.0	N/A
Richmond West (CDP)	10	-37.5%	9	-18.2%	17	54.5%	6.0	93.5%
South Miami (City)	12	140.0%	8	300.0%	16	-11.1%	10.7	3.9%
South Miami Heights (CDP)	4	0.0%	1	N/A	21	75.0%	14.0	241.5%
Sunny Isles Beach (City)	156	19.1%	79	1.3%	1,225	15.9%	24.7	28.6%
Sunset (CDP)	4	-20.0%	2	N/A	5	-28.6%	4.6	-34.3%
Surfside (Town)	16	100.0%	3	N/A	105	2.9%	18.3	6.4%
Sweetwater (City)	3	-50.0%	2	-33.3%	16	23.1%	11.3	126.0%
Tamiami (CDP)	23	-25.8%	12	-25.0%	53	-10.2%	6.8	19.3%
The Crossings (CDP)	37	23.3%	14	-6.7%	38	58.3%	4.2	61.5%
The Hammocks (CDP)	48	6.7%	21	50.0%	91	46.8%	6.8	58.1%
Three Lakes (CDP)	17	-26.1%	5	-16.7%	22	22.2%	4.8	41.2%
University Park (CDP)	9	12.5%	4	0.0%	14	-22.2%	6.7	42.6%
Virginia Gardens (Village)	1	N/A	1	N/A	1	N/A	0.0	N/A
West Little River (CDP)	9	80.0%	6	200.0%	27	350.0%	32.4	305.0%
West Miami (City)	1	N/A	0	N/A	0	-100.0%	0.0	-100.0%
West Perrine (CDP)	1	-66.7%	0	N/A	12	300.0%	11.1	484.2%
Westchester (CDP)	3	-57.1%	3	200.0%	10	0.0%	8.6	100.0%
Westview (CDP)	4	-50.0%	3	-25.0%	36	1700.0%	28.8	2518.2%
Westwood Lakes (CDP)	0	N/A	0	N/A	0	N/A	0.0	N/A

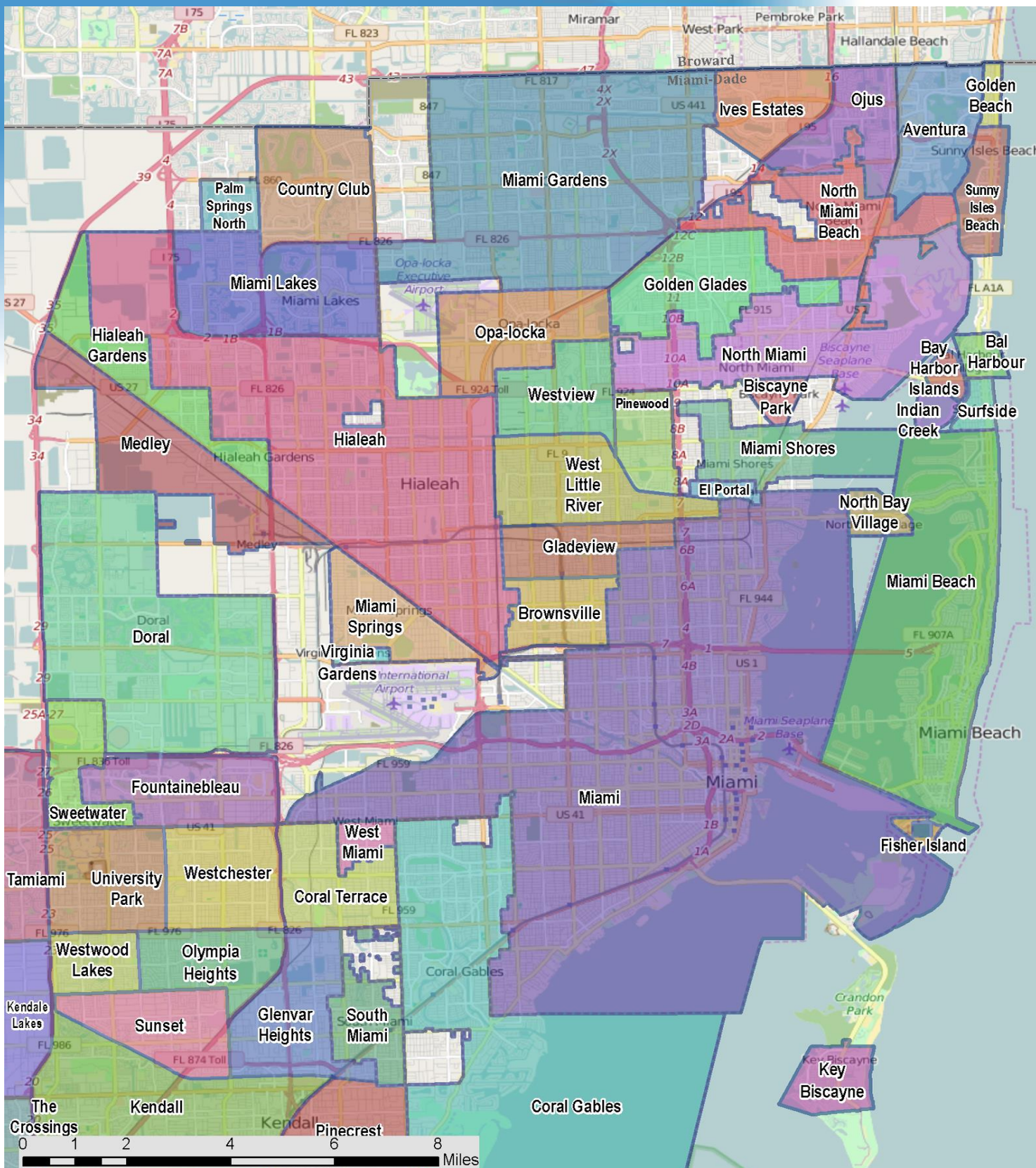
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Miami-Dade County Local Residential Market Metrics - Q3 2025

Reference Map - Northern Miami-Dade County Municipalities and Census-Designated Places*



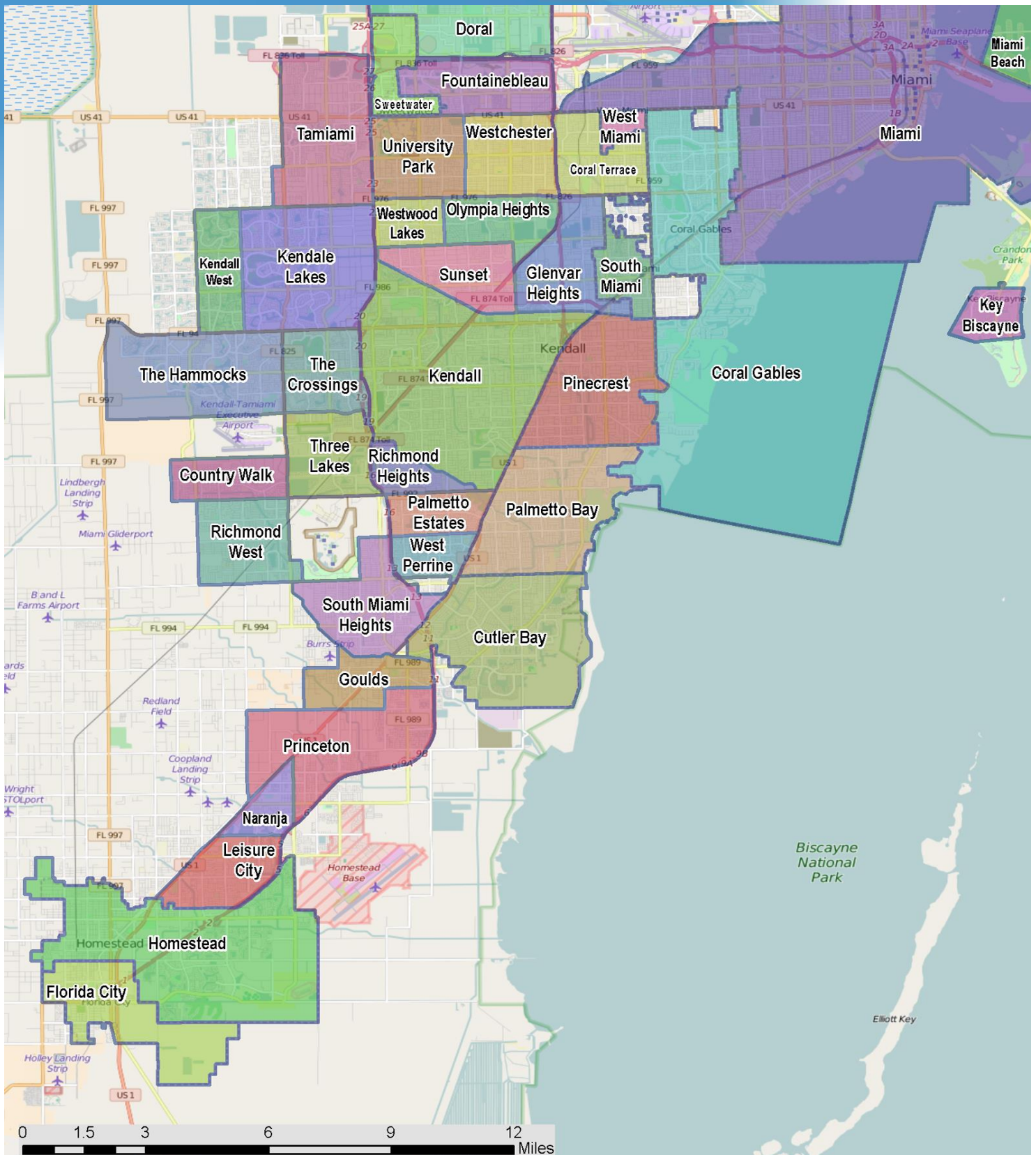
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Miami-Dade County Local Residential Market Metrics - Q3 2025

Reference Map - Southern Miami-Dade County Municipalities and Census-Designated Places*



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